

STAFF REPORT  
November 21, 2007

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**No. 07PL149 - Preliminary Plat**

**ITEM 6**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Midland Rushmore, LLC
REQUEST	<b>No. 07PL149 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Lot K-4, less Lot H1 and the westerly half of the vacated portion of Rapp Street, less Lot H2 of Marshall Heights, located in the NE1/4 SW1/4 and the NW1/4 SE1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot K-4B of Marshall Heights, located in the NE1/4 SW1/4 and the NW1/4 SE1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.20 acres
LOCATION	Northeast of the intersection of Rapp Street and North LaCrosse Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/29/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to submittal of a Final Plat application, the plat document shall be revised to address all red lined comments. In particular, the plat document shall be revised to clarify the width of the proposed utility and drainage easement along the interior side of

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- all lot lines. In addition, the southern boundary of the "existing utility easement" abutting the south lot line of the property shall be shown; and,
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along LaCrosse Street and Eglin Street or an Exception to the Street Design Criteria Manual shall be obtained to reduce the separation between an approach along Eglin Street and the signalized intersection of Eglin Street and LaCrosse Street.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a .20 acre lot. In particular, the applicant has indicated that the lot will be used for the construction of an entrance sign to the Rushmore Crossing development.

On April 26, 2007, the Planning Commission approved an Initial Commercial Development Plan (#07PD019) to construct approximately 861,000 square feet of new commercial development on 127 acres, which included this property.

On May 24, 2007, a Final Commercial Development Plan (#07PD032) was approved to allow a monument sign on the property.

The property is located in the northeast corner of the intersection of Rapp Street and North LaCrosse Street. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Lot Use/Access: The applicant has indicated that the proposed lot will be used exclusively for signage. In addition, the previously approved Final Commercial Development Plan limits the use of the property as signage for the Rushmore Crossing development. The size of the lot, .20 acres, and the location of the lot in the southeast corner of the intersection of Eglin Street and LaCrosse Street does not allow access to the site that meets minimum separation standards from the intersection as per the Street Design Criteria Manual. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a non-access easement along LaCrosse Street and Eglin Street or an Exception to the Street Design Criteria Manual must be obtained to reduce the separation between an approach along Eglin Street and the signalized intersection of Eglin Street and LaCrosse Street.

Subdivision Improvements: On June 4, 2007, the City Council approved a Preliminary Plat (#07PL038) for Rushmore Crossing which included the review and approval of construction plans for street improvements along Eglin Street and for the intersection of Eglin Street and LaCrosse Street as they abut this property. On October 23, 2007, a Final Plat (#07PL126) was approved by the City for Rushmore Crossing which included posting surety and the payment of inspection fees for the subdivision improvements. No additional financial surety for subdivision improvements will be required to be posted.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.

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